

Plain City Commission
Minutes of Meeting
June 26, 2025

Plain City Planning Commission met in a regular meeting at City Hall on Thursday, June 26, 2025, also accessible via ZOOM beginning at 7:00p.m.

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| Present: | Chairman Maw Commissioner Neil Commissioner Faulkner Commissioner Ableman |
| Excused | Commissioner Skeen |
| Absent | Commissioner Ortega |
| Staff: | Tammy Folkman, Dan Schuler |
| Attendees: | Mark Peterson, Diane Taylor, Jake Finlinson, Phil Meyer, Kade parks, Natie DeVries, Bart DeVries, Joe Marsh, Amy DeVries, Jed DeVries, Ryan Taylor |
| Zoom Attendees: | Blair, Wes Butler, Julie Shelton, Mike Phillips, Andy, Andy Hubbard, Melinda Jensen |

Welcome: Chairman Maw

Pledge of Allegiance: Commissioner Ableman

Moment of Silence/Invocation: Chairman Maw

1. Roll Call: Chairman Maw directed roll call. Commissioners, Faulkner, Ortega, Neil, Ableman and Chairman Maw were all present. Commissioner Skeen was excused and Commissioner Ortega was absent.
2. Opening Statement: Chairman Maw
3. Ex Parte: none
4. Public Comments: no comments
5. Approval of Meeting Minutes for June 12, 2025
Commissioner Faulkner motioned to approve work/meeting minutes for June 12, 2025. Commissioner Neil seconded the motion. Commissioners Neil, Faulkner, Ableman and Chairman Maw voted aye. The motion carried.
6. Technical Review Report: Deep Roots (Matt Hunt), Church of Jesus Christ (Mike Davey)
Tammy stated the Church of Jesus Christ has purchased some property off of North Plain City Road. They would like to have everything in place this year to begin building next year. There is room on the property to build another church in the future. The engineer said he would like to see a traffic study done for the two entrances off of North Plain City Road. Tammy mentioned Deep Roots bought 5.16 acres from Nate Corey there was talk about the access and water.

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7. Legislative Items:

Motion: to open public hearing for rezone from RE-20 to RE-15 at property located at 3045 W 1975 N (DeVries Family Trust) Jed DeVries

Commissioner Neil motioned to open public hearing for rezone from RE-20 to RE-15 at property located at 3045 W 1975 N (DeVries Family Trust) Jed DeVries. Commissioner Faulkner seconded the motion. Commissioners Neil, Faulkner, Ableman and Chairman Maw voted aye. The motion carried. Jed DeVries talked about the two homes already on the property and that they would like to make two lots in the back.

There were no public comments.

Commissioner Ableman motioned to close public hearing for rezone from RE-20 to RE-15 at property located at 3045 W 1975 N (DeVries Family Trust) Jed DeVries. Commissioner Faulkner seconded the motion. Commissioners Neil, Faulkner, Ableman and Chairman Maw voted aye. The motion carried.

Discussion/Motion: rezone from RE-20 to RE-15 at property located at 3045 W 1975 N (DeVries Family Trust) Jed DeVries

Commissioners stated they are all in favor of the rezone. Commissioner Ableman mentioned the email Commissioner Skeen sent about the setbacks on the property. He wanted to make sure both homes were conforming. Commissioner Faulkner stated when they bring in the subdivision application, we will need to know the measurements of where the property line is and it needs to be shown on the drawing.

Commissioner Neil motioned to recommend to city council to approve the rezone from RE-20 to RE-15 at property located at 3045 W 1975 N (DeVries Family Trust) Jed DeVries. Commissioner Ableman seconded the motion. Commissioners Neil, Faulkner, Ableman and Chairman Maw voted aye. The motion carried.

Discussion: amend Street, Cul-De-Sac definition

The Cul-De-Sac Definition and Ordinance do not match. Commissioner Ableman would like to match the ordinance to the definition. Tammy mentioned Dan wanted to match the definition to the ordinance. Commissioner Ableman would like to go from center to center. Dan is having trouble hearing on zoom tonight. Chairman Maw decided to set a public hearing and talk with Dan next meeting about the definition. Commissioner Ableman mentioned we do not have a maximum bulb size, he did say we have a minimum.

Motion: to set public hearing on July 10, 2025 to amend Street, Cul-De-Sac definition

Commissioner Faulkner motioned to set public hearing on July 10, 2025 to amend Street, Cul-De-Sac definition. Commissioner Neil seconded the motion. Commissioners Neil, Faulkner, Ableman and Chairman Maw voted aye. The motion carried.

8. Administrative Items:

Discussion/Motion: Subdivision Application for LH Perry Investment-approx. 3182 W 2600 N zone C-2 (Jake Finlinson)

Jake is proposing subdividing about an acre on the west end of their parcel. Commissioner Neil wanted to see a site development plan. Jake stated once this is approved O'Reilly can come in with their site plan. He also mentioned the rest of the property will remain in green belt. Commissioner Faulkner mentioned the extra parcel will be called remainder parcel. She also mentioned there was a question about the road. Jake stated

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there would be CCR language so everyone will know who will take care of it. He indicated the only thing they are doing now is letting O'Reilly come in and build. There are no plans for anything else other than UDOT and Rocky Mountain power improvements along the whole front of the whole property. They have talked with UDOT about the road. Commissioner Ableman wanted to know if they were going to pipe the ditch. Jake indicated right now they are not impacting the canal at all when they develop. They will take care of that later when they develop. The ditch running north and south will be piped. There was discussion of whether this could be a lot line adjustment. Commissioner Neil asked if they had water shares. Jake said they did. Commissioner Faulkner mentioned that the existing home might have water already on the site. The comments from the engineer have been addressed. Commissioner Faulkner wanted to know if they were going to work on the remainder parcel. Jake indicated they would just be doing offsite improvements in the road. He indicated it might 7 to 10 years before they develop the remainder piece. Commissioner Faulkner talked about the last site plan she had seen she mentioned the buildings should match whether the fronts face the road or the backs she would like to see them look the same. There was talk of tabling this until the will serve letters were brought in. Jake stated the communication he has had with Pineview and Bona Vista was they will not issue will serve letters until the time of the site plan. He did say they are in a weird situation where they are obligated to subdivide so they can sell a portion to O'Reilly and where they will not be doing anything with the remainder parcel, they will not give him approval. He did say O'Reilly's does have their will serve letters. Commissioners asked Jake if he had looked at our residential overlay for the remainder parcel.

Commissioner Ableman motioned to approve subdivision application for LH Perry Investment-approx. 3182 W 2600 N zone C-2. Commissioner Faulkner seconded the motion. Commissioners Neil, Faulkner, Ableman and Chairman Maw voted aye. The motion carried.

Discussion/Motion: Marsh Mountain View Subdivision approx. 2200 N 3450 W 31 lots (Joe Marsh)
Andy Hubbard from Great Basin is on zoom representing Marsh Mountain. He stated he reviewed section 11-5-3 with our city engineer, he indicated he moved the Cul-De-Sac north so the overall distance from intersection street to turn out is 395.03 feet along the center line and he reworked the lots to maintain frontage and square footage. Mark Peterson mentioned our definition was done in 2001 and the ordinance was done in 2016; he thought the ordinance should take precedence over the definition. Commissioner Ableman stated we need to clean up our ordinance and definition for future Cul-De-Sac's.

Commissioner Neil motioned final approval for Marsh Mountain View Subdivision approx. 2200 N 3450 W 31 lots. Commissioner Ableman seconded the motion. Commissioners Neil, Faulkner, Ableman and Chairman Maw voted aye. The motion carried.

Motion: to cancel Planning Commission meeting on July 24, 2025

Commissioner Neil motioned to cancel Planning Commission meeting on July 24, 2025. Commissioner Faulkner seconded the motion. Commissioners Neil, Faulkner, Ableman and Chairman Maw voted aye. The motion carried.

9. Report from City Council: Commissioner Faulkner

Commissioner Faulkner stated City Council gave Blake Jenkins a plaque for his service on the Planning Commission. She mentioned our CPA; Ryan Child was at the meeting to present and get final approval for the fiscal year 2025 final budget and 2026 fiscal final budget. She said he mentioned the tax rate is increasing to .000235 percent. She mentioned Plain City has set aside money for the future for when the landfill may

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close, this is so it can be closed properly. She stated we had a higher income in 2025 from franchise tax and building permits. She did say there was talk of increasing the sewer impact fees. We also have a new city attorney and a city prosecutor. Commissioner Faulkner mentioned someone who was on zoom who she thought may be the new HOA president from Stillcreek who would like to donate some property to the city. She did say it is property that Dan was in agreement to take. There was some concern on the council that this might set a precedent that anytime there is property in an HOA or development that they don't want to take care of then they would donate to the city and the city would take care of it. City Council approved the extension for Visionary Homes; Homestead Acres. They approved an interlocal agreement for technical forensic services and they canceled their July 3 meeting. She did say on the Homestead acres it came up again about the homes that were being fenced and would lose quite a bit of their property. Her comment was it fits our ordinance and there is not much we can do. She felt that we need to look at our ordinance and possibly update it. Three ordinances were past the development agreement, building regulations and streets, sidewalk and public ways. Councilwomen Wilson mentioned Fremont said no to do a play there. They did say they could give them 1 or 2 days but the person doing the play wanted 3 weeks. Councilwomen Beal wanted to promote the CTC training.

10. Commission Comments:

Commissioner Neil mentioned the developers who came in and talked about the Jackson property and that they only having two accesses. Commissioner Albeman wants to know why are we paying to increase the infrastructure to make it easier for the developer to develop his land. There was a discussion about access to subdivisions and possibly reviewing the ordinance again.

11. Adjournment

Commissioner Faulkner moved to adjourn the meeting at 8:28pm. Commissioner Ableman seconded the motion. Vote: Commissioners Neil, Faulkner, Ableman and Chairman Maw voted aye. Motion carried.

City Council Meeting: July 3- Meeting Canceled

2025

| MAW | NEIL | ABLEMAN | ORTEGA | SKEEN | FAULKNER |
|------------------------------|-----------------------------|------------------|-------------------|------------------|-------------------|
| JAN 2 | JAN 16 Ortega | FEB 6 | FEB 20 | MAR 6 | MAR 20 |
| APR 3 | APR 17 | MAY 1 | MAY 15 | JUN 5 | JUN 19 |
| JUL 3 canceled | JUL 17 | AUG 7 | AUG 21 | SEP 4 | SEP 18 |
| OCT 2 | OCT 16 | NOV 6 | NOV 20 | DEC 4 | DEC 18 |

If you are unable to attend on your assigned night, please make sure someone goes in your place

Planning Commission Chair

Planning Commission Secretary